

057.B

0001

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

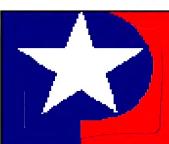
259,100 / 259,100

USE VALUE:

259,100 / 259,100

ASSESSED:

259,100 / 259,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RYDER ST, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1: BUTTERS ARLENE

Owner 2:

Owner 3:

Street 1: 9 RYDER ST UNIT 3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1969, having primarily Brick Exterior and 596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6012																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
102		0.000	259,100				259,100			136301
								GIS Ref		
								GIS Ref		
								Insp Date		
								09/21/18		

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV		259,100	0	.	.	259,100		Year end	12/23/2021
2021	102	FV		255,500	0	.	.	255,500		Year End Roll	12/10/2020
2020	102	FV		248,400	0	.	.	248,400	248,400	Year End Roll	12/18/2019
2019	102	FV		205,400	0	.	.	205,400	205,400	Year End Roll	1/3/2019
2018	102	FV		170,600	0	.	.	170,600	170,600	Year End Roll	12/20/2017
2017	102	FV		159,000	0	.	.	159,000	159,000	Year End Roll	1/3/2017
2016	102	FV		159,000	0	.	.	159,000	159,000	Year End	1/4/2016
2015	102	FV		157,200	0	.	.	157,200	157,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
		15281-535		10/1/1983			44,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/23/2021									9/23/2021	Mail Update	MM	Mary M
9/21/2018									9/21/2018	Measured	DGM	D Mann
5/6/2000									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	F - Fair	

BATH FEATURES

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Building Number 1.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other
Upper
Lvl 2
Lvl 1
Lower

Totals	RMs: 3	BRs: 1	Baths: 1	HB 0
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GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1969
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	R - Rear
Total Units:	

Floor:	1 - 1st Floor
% Own:	4.409999847

Name:	6 - 6012
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DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	30 %
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CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.50671136
Const Adj.:	0.94462198
Adj \$ / SQ:	462.564
Other Features:	32709
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370076
Depreciation:	111023
Deprecated Total:	259053

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	555.08
Special Features:	0	Val/Su Net:	434.73
Final Total:	259100	Val/Su SzAd:	434.73

PARCEL ID 057.B-0001-0003.0

SKETCH**REMODELING****RES BREAKDOWN**

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

Totals

1	3	1
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NET SKETCHED AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	596	462.560	275,688

NET SKETCHED AREA**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu # Ten

NET SKETCHED AREA**SUB AREA DETAIL**

Size Ad	Gross Area	596 FinArea	596

NET SKETCHED AREA**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu # Ten

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Sub Area	% Usbl	Descrip	% Type	Qu # Ten

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Sub Area	% Usbl	Descrip	% Type	Qu # Ten

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